

# UNOFFICIAL COPY



Doc#: 0925128005 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/08/2009 02:41 PM Pg: 1 of 14

## SPECIAL WARRANTY DEED (Illinois)

### Mail To:

Jessica Sulkowski,  
Thaddeus J. Sulkowski and  
Susan M. Sulkowski  
520 S. State St., Unit 904  
Chicago, IL 60605

### Name and Address of Taxpayer:

Jessica Sulkowski,  
Thaddeus J. Sulkowski and  
Susan M. Sulkowski  
520 S. State St., Unit 904  
Chicago, IL 60605

The Grantor, Library Tower L.L.C., an Illinois limited liability company, of the Village of Hoffman Estates, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, does REMISE, RELEASE, ALIEN AND CONVEY to:

**Jessica Sulkowski,  
Thaddeus J. Sulkowski and Susan M. Sulkowski  
13809 Spring Lane  
Orland Park, IL 60467**

Grantees, not in Tenancy in Common, but in JOINT TENANCY, all right, title and interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

### **SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A**

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD said premises as above described not in tenancy in common, but in joint tenancy forever.

Subject only to: (i) the general printed exceptions contained in an owner's title insurance policy; (ii) zoning, building codes, ordinances, regulations, rights or interests vested in the United States of America and the State of Illinois; (iii) real estate taxes and other taxes for the year of conveyance and subsequent years including taxes or assessments of any special taxing or community development district (including assessments relating to capital improvements and bonds); (iv) utility easements, sewer agreements, telephone agreements, cable agreements, telecommunication agreements, monitoring agreements, restrictions and reservations common to any plat affecting title to the property; (v) matters that would be disclosed by an accurate survey or inspection of the property; (vi) Declaration of Condominium Ownership for Library Tower Condominium and Provisions Relating to Certain Non-Condominium Property; (vii) any laws and restrictions, covenants, conditions, limitations, reservations, agreements or easements recorded in the public records for the County; (viii) acts done or suffered by Grantee and any mortgage or deed of trust obtained by Grantee for the purchase of the property; and (ix) the Illinois Condominium Property Act.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it

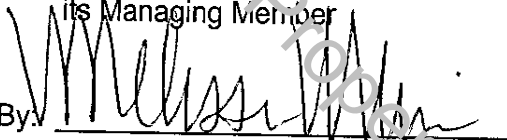
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Permanent Real Estate Index Number (s): 17-16-247-038  
Address of Real Estate: 520 S. State St., Unit 904  
Chicago, IL 60605

DATED this 24th day of July, 2009.

Library Tower L.L.C., an Illinois limited liability company

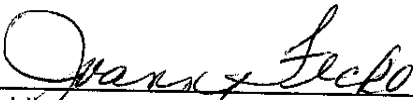
By: Lennar Chicago, Inc., an Illinois corporation,  
its Managing Member

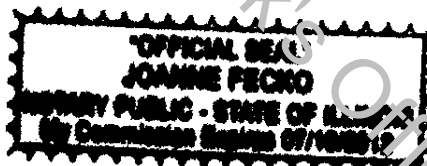
By:   
Melissa Mini  
Authorized Agent

State of Illinois )  
                          ) ss  
County of Cook)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Melissa Mini, personally known to me to be an authorized Agent for Lennar Chicago, Inc., an Illinois corporation, which is the Managing Member of Library Tower L.L.C., an Illinois limited liability company ("Company") and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and, as an Authorized Agent signed and delivered the foregoing instrument, as their free and voluntary act, and as the free and voluntary act of the Company, for the uses and purposes therein set forth.

Given under my hand official seal this 24th day of July, 2009.

  
Notary Public



This instrument was prepared by Melissa Mini authorized agent for Lennar Chicago, Inc.,  
2300 N. Barrington Road, Suite 650, Hoffman Estates, IL 60169-2082

**UNOFFICIAL COPY****EXHIBIT A**  
**LEGAL DESCRIPTION****PARCEL 1:**


DWELLING UNIT 904 IN LIBRARY TOWER CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: PART OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR LIBRARY TOWER CONDOMINIUM, RECORDED MAY 8, 2008 IN COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 0812949046, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.


**PARCEL 2:**

THE RIGHT TO THE USE OF GARAGE SPACE 438, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION.

**Permanent Real Estate Index Numbers:**

17-16-247-038  
17-16-247-039  
17-16-247-040  
17-16-247-041  
17-16-247-042  
17-16-247-051  
17-16-247-065

STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	STATE OF ILLINOIS SEP.-8.09	REAL ESTATE TRANSFER TAX
	# 000006392	0026000 FP 103037

COUNTY TAX  REAL ESTATE TRANSACTION TAX REVENUE STAMP	COOK COUNTY REAL ESTATE TRANSACTION TAX SEP.-8.09	REAL ESTATE TRANSFER TAX
	# 0000058681	0013000 FP 103042

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## EXHIBIT A LEGAL DESCRIPTION

### PARCEL 1:

DWELLING UNIT 404 IN LIBRARY TOWER CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: PART OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR LIBRARY TOWER CONDOMINIUM, RECORDED MAY 8, 2008 IN COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 0812949046, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:

THE RIGHT TO THE USE OF GARAGE SPACE 438, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION.

### Permanent Real Estate Index Numbers:

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